

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** OMEGA OFFICE BUILDING

**Case Number:** PSR2006-00020; BLA2006-00013

**Location:** 7304 NE St Johns Road

**Request:** Approval to construct a 5,456 sq ft office building for a manufacturing business, to replace an existing 1,680 sq ft office building that is to be demolished, on a 2.77 acre site located in the Light Industrial (ML) zoning district.

**Applicant:** Rite Menter Investments, Inc  
Attn: Roy Heikkala  
PO Box 211  
Vancouver WA 98666  
(360) 921-8244  
royheikkala@prodigy.net

**Contact Person:** Same as Applicant

**Property Owners:** Isidoros & Maria Garifalakis  
7304 NE St Johns Rd  
Vancouver WA 98665

**Staff Contact:** Alan Boguslawski, (360) 397-2375 ext 4921

**Neighborhood Contact:** NE Hazel Dell Neighborhood Association  
Bud Van Cleve, President  
1407 NE 68<sup>th</sup> St  
Vancouver WA 98665  
(360) 695-1466; E-mail: [BSVANC@aol.com](mailto:BSVANC@aol.com)

**Legal Description of Property:**

Tax Lots 170 (149262) & 181 (149273) located in the NW Quarter of Section 12, Township 2 North, Range 1 East of the Willamette Meridian.

**Plan/Zone Designation:**

Light Industrial / Light Industrial (ML)

**Approval Standards/Applicable Law:**

Clark County Code Sections: 15.12 (Uniform Fire Code), 40.230.080 (Industrial Districts), 40.320 (Landscaping & Screening), 40.340 (Parking & Loading), 40.350 (Transportation & Circulation), 40.360 (Solid Waste & Recycling), 40.370 (Sewer and Water), 40.380 (Stormwater & Erosion Control), 40.500 (Procedures), 40.510.020 (Type II Process), 40.520.040 (Site Plan Review), 40.540.010 (Boundary Line Adjustments), and 40.610 & 40.620 (Impact Fees)

**Application Date:**

Application Filed: February 23, 2006

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Alan Boguslawski at **(360) 397-2375, Ext. 4921** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Alan Boguslawski**

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact Alan Boguslawski at [alan.boguslawski@clark.wa.gov](mailto:alan.boguslawski@clark.wa.gov)

**Date of this Notice: March 23, 2006**

<p><b><u>Closing Date for Public Comments:</u></b> <b>April 6, 2006</b></p>
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**Attachments:**

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan